

**DPW
Feasibility
Committee
MEETING
MINUTES**

September 30, 2020

Virtual Meeting

Member: Rick McGuire, Andy Leonard, Dan Lazarz, Johnathan Moen, Dave O'Brien.

Attendees: Kelly McElreath, Dennis Westgate, Jeff Alberti of Weston and Sampson, Town Manager Derek Brindisi

Not Attending: Bill Montonegro

The meeting was opened at 7:01 pm by Rick McGuire.

Agenda/Discussion Points

The meeting minutes from the August 19th and September 17th meeting were approved and will be posted to the DPW Feasibility Committee folder on the town website after this meeting.

Rick McGuire gave a presentation of the equipment list provided by Dennis along with the space needs and a layout drawing.

The presentation highlighted:

- The equipment list and the individual use.
- Dimensions of the vehicle storage area- 172' x 80'
- Individual bays are 17' x 40'
- Discussion of future needs vs current space. Current space is 8000 sf vs proposed 13,760 sf which is a 72% increase.

There was a discussion of the dimension requirements.

- Johnathan Moen questioned the scale of the equipment on the drawings vs actual size
- Jeff commented that the equipment dimensions are generally to scale.
- Jeff also stated that the 80' dimension is based on the current building and could be reduced by 10 feet in width.
- Dan stated that the fire station bays are 16' wide. Can 2 of the smaller trucks fit into the lower portion of the building.
- Jeff pointed out that new DPW building construction has doors that are 18'-20' wide.

There was a brief discussion of the value of keeping equipment indoors.

- Dave O'Brien pointed out that Upton DPW has a history of keeping trucks for a long time.
- Rick questioned if the FEMA trucks needed to be indoors.
- Dennis stated that the FEMA trucks stay with the town until they are not needed.
- Dennis pointed out the DPW recently replaced the brakes in a truck solely because it was outside.
- Rick requested that Jeff work on reducing the space.

Rick presented the chart showing the potential new trucks and equipment. This included 1 new pickup, a ten-wheeler and a roadside mower. Three pickups from water and wastewater will be moved inside during phase 2. Two small pickup trucks (#21 and #55) which are currently stored outside will move inside during phase 2.

Rick went on to present a chart showing the evolution of where we have been in our feasibility study. Storage has grown from 13,670 sf to 18,760 sf. The entire building has gone from 26,780 sf to 31,950 sf. The second development is the moving of water and sewer from their current location to the new building.

This led to a further discussion of ways to reduce space.

- Dan suggested storing vehicles in the wash bay.
- Jeff mentioned that, when designing a building, they prefer to not mix maintenance and storage areas. Mostly for safety reasons.
- Dennis pointed out that the reason for the 3 work bays is that there are generally 2 vehicles being worked on with additional vehicles showing up while the 2 are disabled.

Kelly mentioned that the recent feasibility DPW layout was from the previous DPW Director and not the current needs and vision of Dennis. She pointed out that BOS gave the committee the mission to create a building that will satisfy the needs of the town for the next 30-50 years.

Rick led a brief discussion of the upcoming financial needs of the town. These include the school and the community center.

Derek discussed that the first time the DPW building was brought before the BOS the selectmen would not support a short-sighted building. He also suggested that we, as a committee, should not get hung up on funding issues but should focus on the future growth needs and the recommendation of the DPW director.

Jeff presented a series of slides showing various building dimensions and individual spaces. These included:

- Footprint of 33,900 sf
- Reduced space to 30,900 sf
- A building footprint with a reduced storage space that totaled 29,100 sf and still satisfied all the program requirements.

Dennis stated that overall, he liked the 29,100-sf layout.

Jeff's presentation turned to the cost of phasing and various layouts.

- A three-phase project would cost an addition \$906,000.0 using a 4% cost factor.
- Historical data shows that in 2014 the sf cost was \$277.00/sf., A 31,950 sf building would cost \$8.85 million plus soft costs
- In 2021 the sf costs were \$450/sf. The same building would cost 14.4 million dollars plus soft costs.
- There is a significant cost of both phasing and waiting.

Derek stated that it would go a long way if private individuals as opposed to town officials, who work in the construction industry, explain to the town meeting the costs associated with waiting.

Jeff pointed out that current bid prices for buildings are trending to 2018 pricing. His opinion is that we should focus on a two phased project.

This led to a phasing discussion.

Johnathan Moen laid out a phasing scenario.

86 There was a favorable discussion of the proposed 29,100 sf building layout.
87 Jeff requested that Dennis go thru his equipment list to get the essential equipment to him.
88

89 There was continued discussion of various phasing options:

- 90 • Johnathan Moen suggested splitting the vehicular storage.
- 91 • Rick suggested reversing the wash bay and vehicular maintenance.
- 92 • Kelly asked Dennis if the potential redesign will preclude bringing in equipment that is
93 currently outside.
- 94 • Derek suggested that the committee members visit other towns, with recent DPW
95 buildings, to see what works and what does not.
- 96

97 There was a motion to commit to the 30,900-sf layout in 2 phases. Jeff will revise and circulate.
98

99 Derek told the committee that we will be the last agenda item at the October 6th BOS meeting so
100 there will be ample time for our presentation.
101

102 Kelly asked that Rick start the presentation followed by Jeff's presentation.
103

104 It was agreed that Dennis and Jeff will put the actual size of the vehicles in the plans.
105

106 Jeff shared a screen of Norwood and Hopkinton DPW buildings. Jeff suggested that we visit
107 Norwood.
108

109 **Action Item:**

110 Rick to meet with Jeff and Dennis in effort to secure some additional cost reductions.
111

112 The meeting was adjourned at 9:11 pm.
113

114
115 Respectfully submitted,
116 Andy Leonard
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